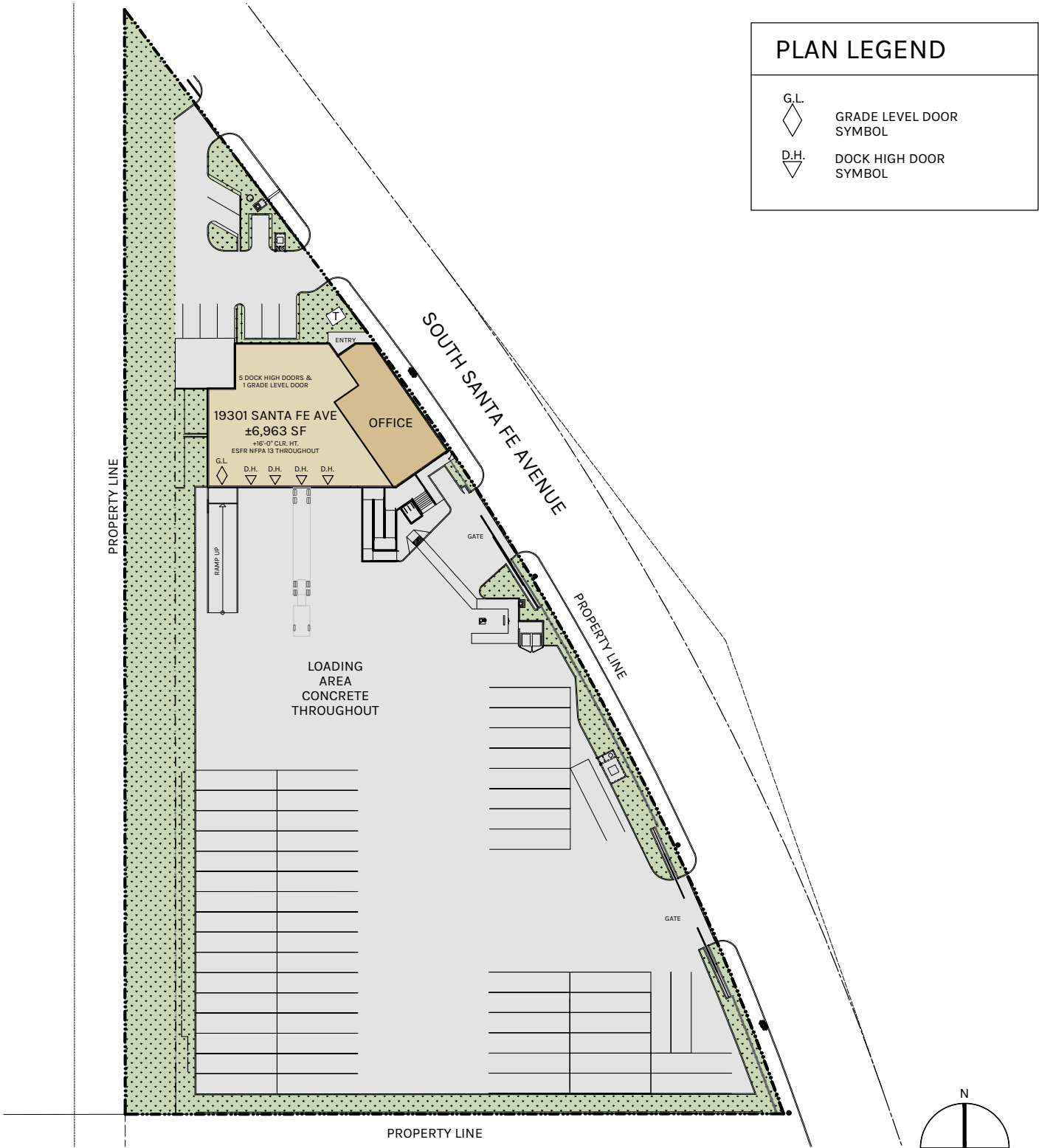


19301 Santa Fe Avenue Compton, CA 90221

SITE PLAN

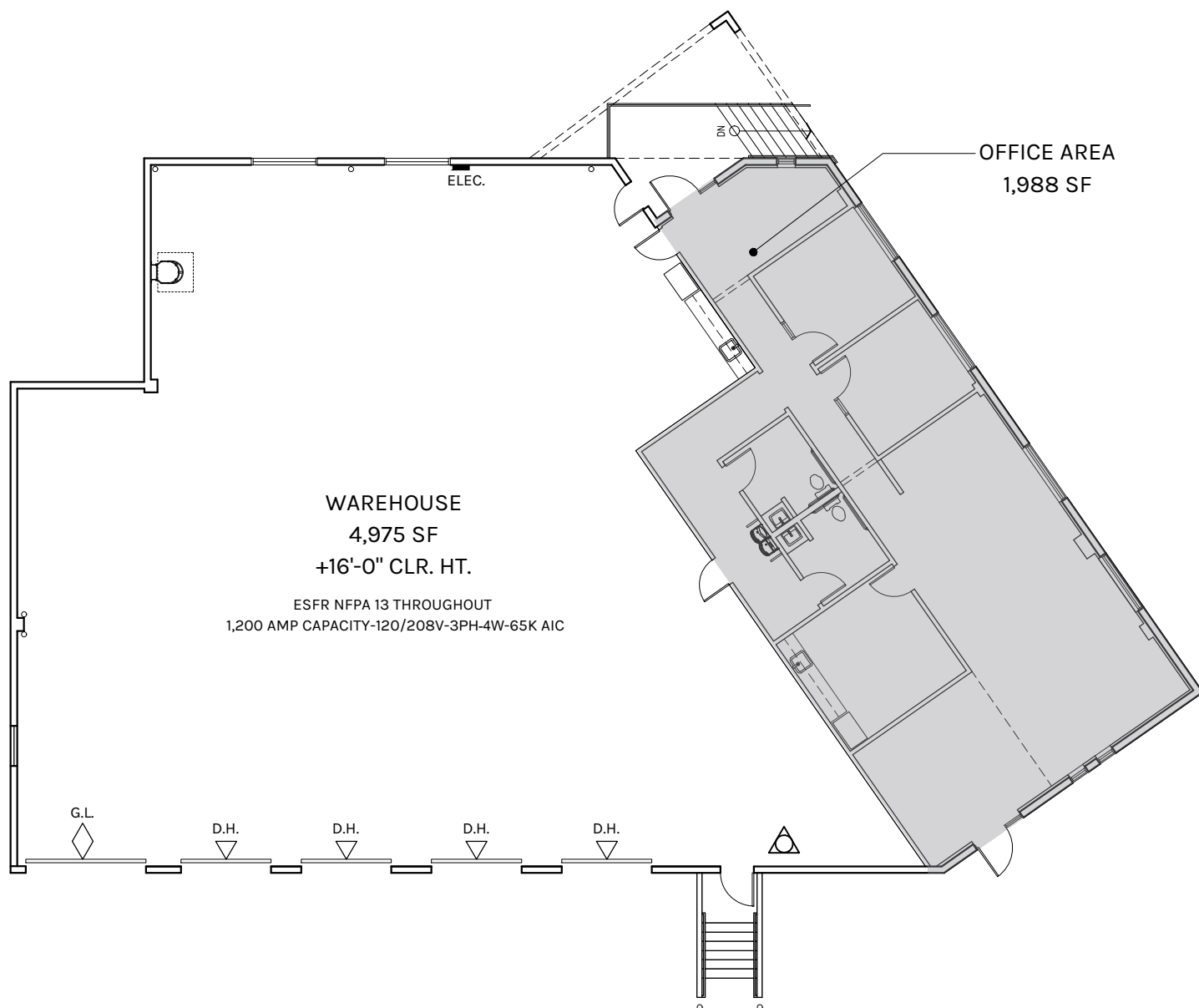


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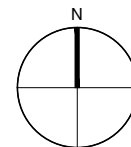
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

19301 Santa Fe Avenue Rancho Dominguez, CA 90221

OVERALL FLOOR PLAN
6,963 SF



WAREHOUSE: 4,975 SF
OFFICE: 1,988 SF
TOTAL: 6,963 SF



SCALE: $\frac{1}{16}" = 1'-0"$



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19301 Santa Fe Avenue

Rancho Dominguez, CA 90221

OFFICE PLAN
1,988 SF



WAREHOUSE: 4,975 SF
OFFICE: 1,988 SF
TOTAL: 6,963 SF



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19301 Santa Fe Avenue Rancho Dominguez, CA 90221

PROJECT DATA

ADDRESS: 19301 SANTA FE AVE, COMPTON, CA

TOTAL BUILDING SF: 6,963 SF

WAREHOUSE SF: 4,975 SF

OFFICE SF: 1,988 SF

ELECTRICAL: 1,200 AMP CAPACITY-120/208V-3PH-4W-65K AIC
GAS: AVAILABLE UPON REQUEST

TOTAL AUTO PARKING REQUIRED: 9

TOTAL AUTO PARKING PROVIDED: 11

TOTAL TRAILER PARKING: 57

ZONING: M2

LAND ACRES/ SF: 2.00 AC / 87,098 SF

FIRE PROTECTION: ESFR NFPA 13

CLEAR HEIGHT: 16'-0"

WAREHOUSE SLAB: 6"

DOCK HIGH DOORS: 4 @ 9'-0"X10'-0"

GRADE LEVEL DOORS: 1 @ 12'-0"X12'-0"

D.H. POSITIONS: 4

G.L. POSITIONS: 1

LEED/ESG FEATURES:

- TOUCHLESS PLUMBING FIXTURES
- ELECTRICAL OUTLETS AT EACH D.H. DOOR
- LED LIGHTING THROUGHOUT WITH OCCUPANCY & MOTION SENSORS
- WATER BOTTLE FILLING STATION
- TPO ROOFING w/ HIGH SOLAR REFLECTIVITY VALUE
- 100% SITE PAVING IN CONCRETE
- NATIVE DROUGHT TOLERANT LANDSCAPE ALL ON DRIP SYSTEM
- 100% OF EXISTING BUILDING MATERIALS TO BE RECYCLED AND USED IN NEW CONSTRUCTION



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